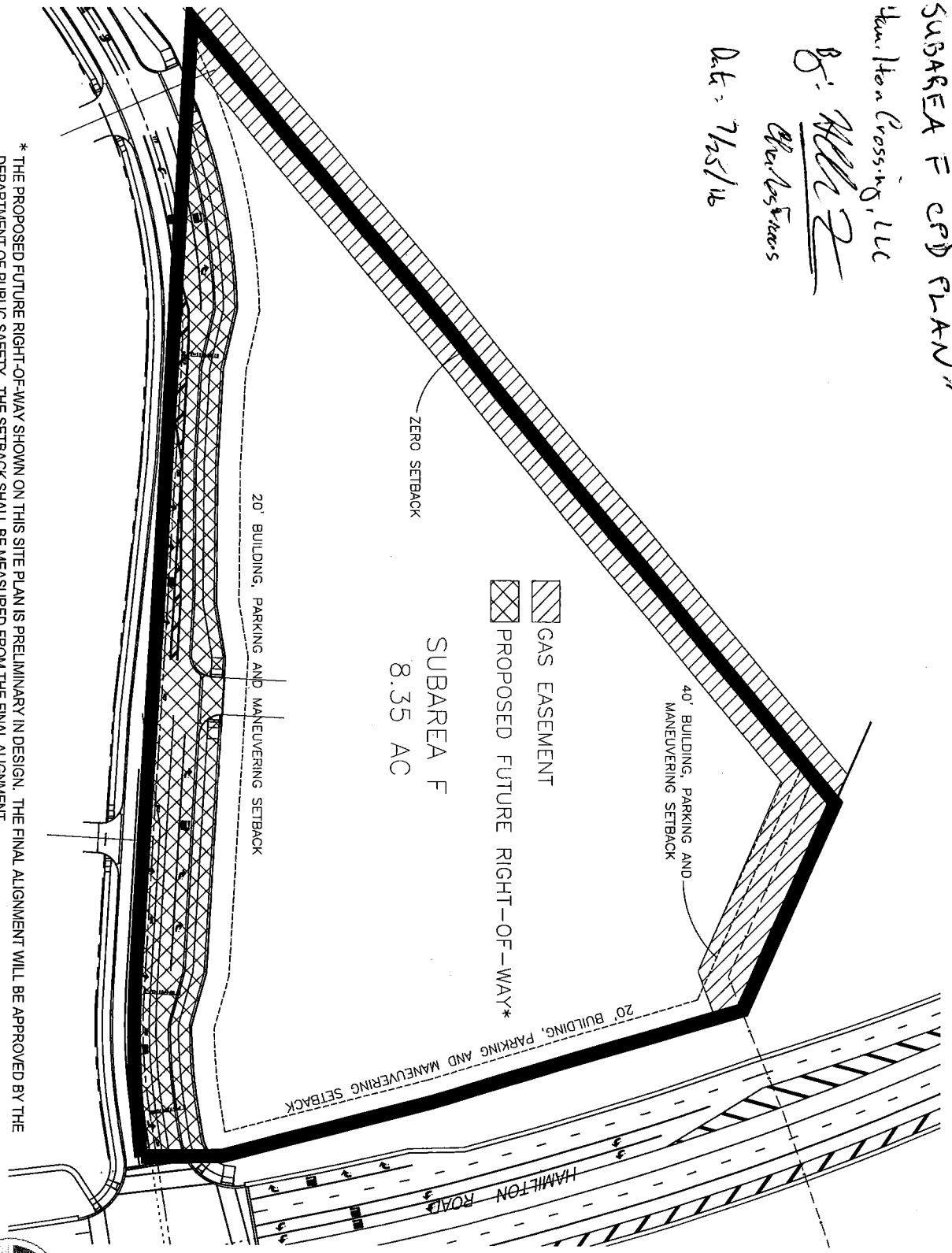


"SUBAREA F CPD PLAN"

HAMILTON CROSSING, LLC

By: *[Signature]*  
 Alex Los Fierros

Date: 7/25/16



\* THE PROPOSED FUTURE RIGHT-OF-WAY SHOWN ON THIS SITE PLAN IS PRELIMINARY IN DESIGN. THE FINAL ALIGNMENT WILL BE APPROVED BY THE DEPARTMENT OF PUBLIC SAFETY. THE SETBACK SHALL BE MEASURED FROM THE FINAL ALIGNMENT.



250 Civic Center Drive  
 Columbus, Ohio 43215  
 614.238.3311  
 castro@tda.com

Z16-028  
 Final Received  
 7/25/16



REVISIONS	
No.	DATE
01	6-30-16



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 14, 2016**

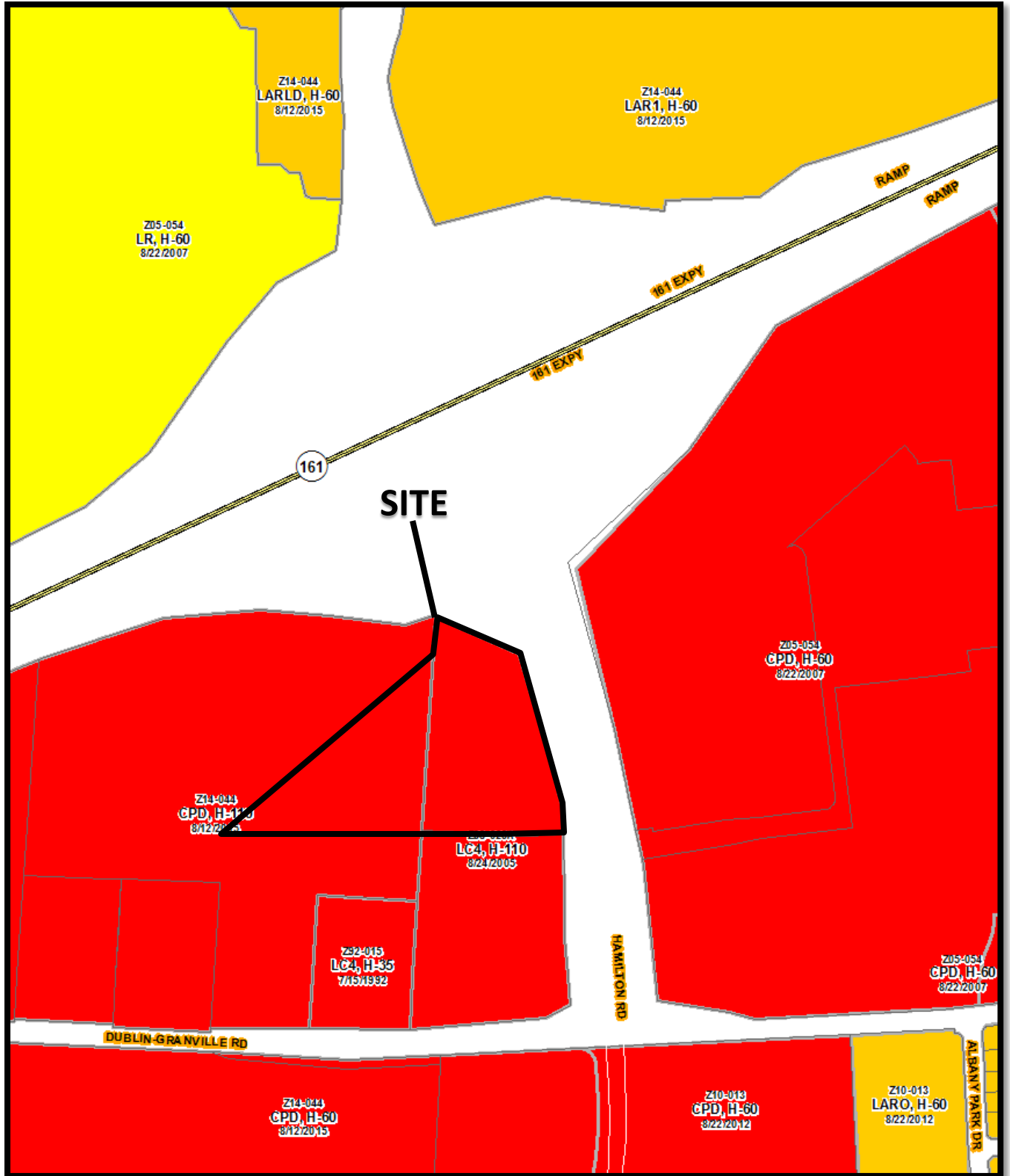
- 8. APPLICATION: Z16-028**
- Location:** **5995 NORTH HAMILTON ROAD (43081)**, being 8.43± acres located at the southwest corner of North Hamilton Road and State Route 161 (010-286113 (partial) and 010-247887; Northland Community Council).
- Existing Zoning:** CPD, Commercial Planned Development, and L-C-4 Limited Commercial Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial development.
- Applicant(s):** Hamilton Crossing, LLC; c/o Charles Fraas, Agent; 250 Civic Center Drive, Suite 500; Columbus, OH 43215; and Aaron L. Underhill, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 8.43± acre site is currently undeveloped and zoned in the CPD, Commercial Planned Development District (Z14-044) and L-C-4 Limited Commercial District (Z98-029A). The applicant proposes the CPD, Commercial Planned Development District to revise the current development texts to alter site density, setback, and height requirements.
- The site is bordered to the north by a nature preserve in the L-R, Limited Rural District. Immediately to the south is a single-unit dwelling and university offices in the L-C-4, Limited Commercial District. To the east, west, and across East Dublin-Granville Road to the south is undeveloped land in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Northland Plan: Volume II (2002)*, which recommends mixed-use development for this location.
- The site is located within the boundaries of the Northland Community Council who recommends approval on the requested CPD district.
- The development text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for height limits, setback requirements and development standards that provide compatibility with adjacent properties. Variances for reduced setbacks, to allow parking lots to be divided by parcel lines, and for increased light pole height are included in the request.
- The *Columbus Thoroughfare Plan* identifies Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD zoning classification would revise the existing development texts to update site density, setback, and height requirements which will result in a uniform development. The proposed CPD classification would allow most C-4 uses and includes provisions for height limits, setback requirements and development standards that provide compatibility with adjacent properties. The *Northland Plan: Volume II (2002)* recommends mixed-use development for this location. The permitted uses of this CPD are consistent with this recommendation, and the additional provisions of the CPD text will ensure that the proposed development is compatible with other properties in the area.



Z16-028  
5995 North Hamilton Road  
Approximately 8.43 acres  
CPD & L-C-4 to CPD

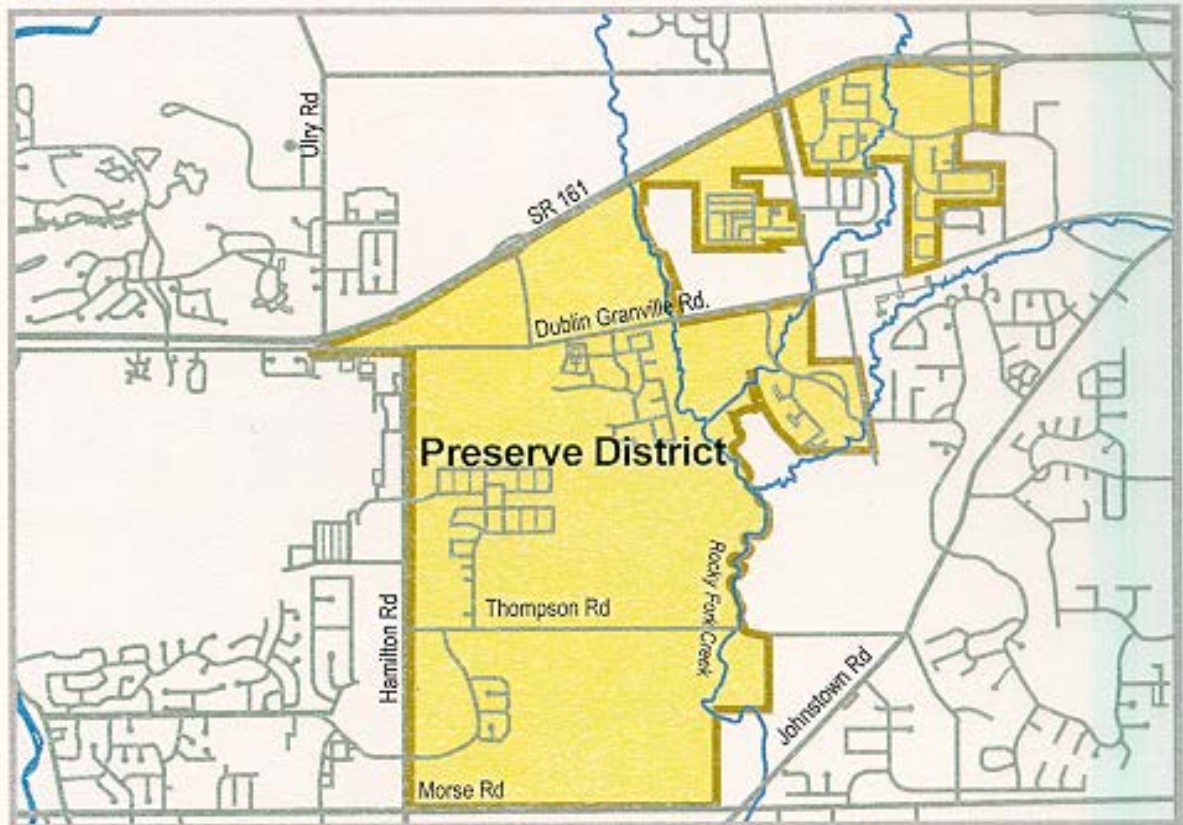
Proposed Land-use/Preserve District

## Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District



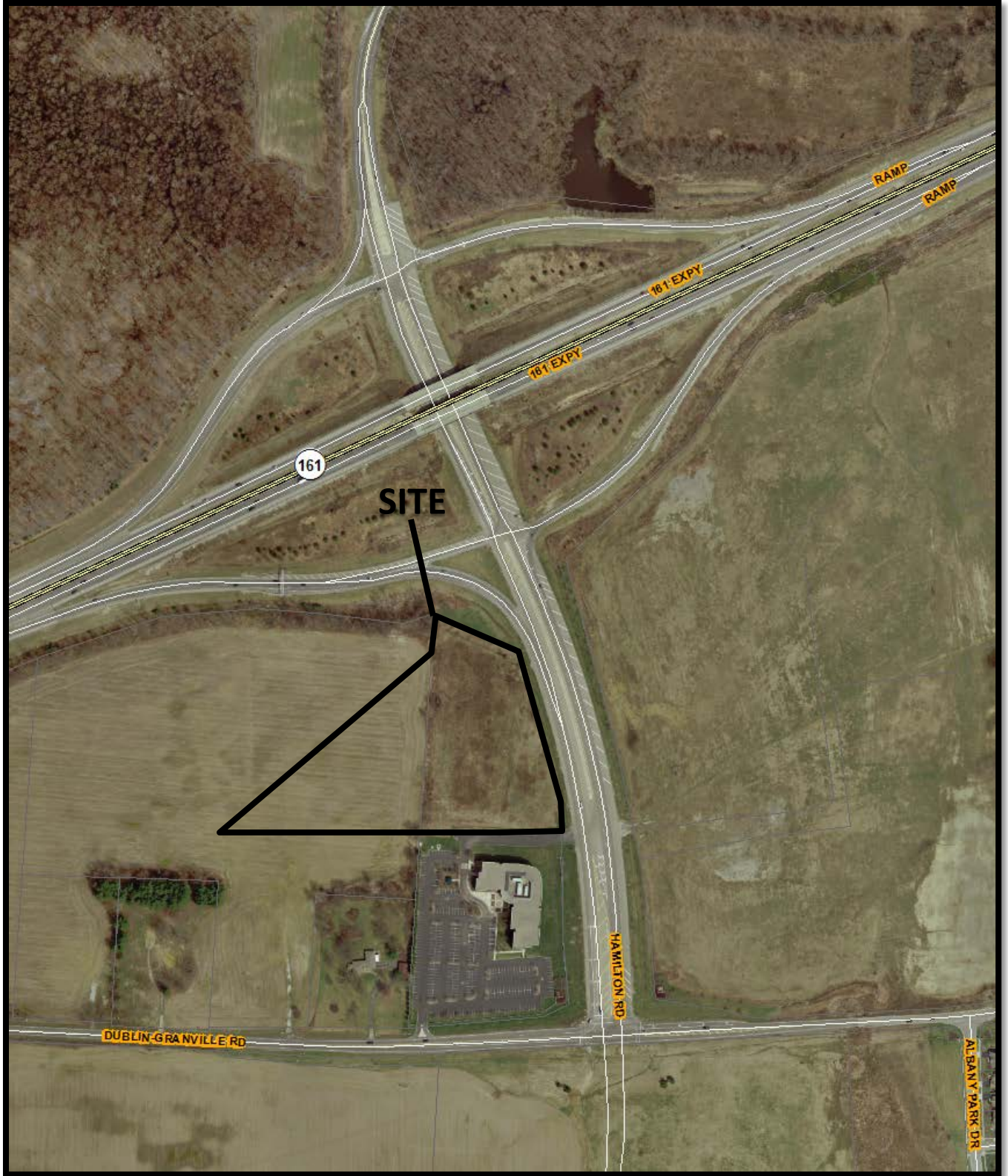
Z16-028  
5995 North Hamilton Road  
Approximately 8.43 acres  
CPD & L-C-4 to CPD

***It is the recommendation of Northland Plan – Volume II that:***

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*



Z16-028  
5995 North Hamilton Road  
Approximately 8.43 acres  
CPD & L-C-4 to CPD



Z16-028  
5995 North Hamilton Road  
Approximately 8.43 acres  
CPD & L-C-4 to CPD



Northland Community Council  
Development Committee

Report

May 25, 2016 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (17): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Village at Preston Woods (PWCA).

**Case #1:** Application Z14-059 (Rezone 61.27 AC± from R to PUD-6 and Limited Institutional district for residential and assisted living uses – *Rehearing of revised application with text dated April 29, 2016*)  
Jill Tangeman/Vorys, Sater, Seymour and Pease representing  
Metro Development/McCorkle Soaring Eagles  
5830 Ulry Road, 43081 (PID 110-000249/112-000011)

- *The Committee approved (17-0) a motion (by AGHA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.*

**Case #2** “Look-See” (Council variance from §3332.03 to permit operation of a Type A Child Care Center as an accessory use in a residential R-1 zoning, not within a school or religious facility building)  
John D. Weaver/Stansbury Weaver representing  
Foos A. Ali  
(Residence - Owner: Halima A. Abdulkadir)  
5056 Blue Meadow Court, 43231 (PID 010-238767)

- *The Committee appreciated the opportunity to hear from and speak with the applicant and their representative concerning this case. As this was an informal review (a “look see”), the Committee developed **NO RECOMMENDATION**.*

**Case #3** Application Z16-027/CV16-034 (Rezone 0.872 AC± from C-4 to AR-2 and Council variance from height, setback and parking requirements to permit the construction of a new 40-unit apartment building for special-needs tenants)  
Dave Perry/David Perry Company representing  
Community Housing Network  
6079 Northgate Road (vacant lot), 43229 (PID 010-023208)

- *The Committee approved (17-0) a motion (by SCA, second by PWCA) to **RECOMMEND APPROVAL** of the application.*

Continued next page



**Case #4** Application Z16-028 (Rezone 8.43 AC± from L-C-4 to CPD for creation of a new hotel district with a 110' height limitation and permitting related restaurant and commercial uses)  
Aaron Underhill/Underhill & Hodge LLC *representing*  
Hamilton Crossing LLC  
5995 N Hamilton Road, 43081 (PID 010-247887)

- *The Committee approved (14-2 w/ 1 abstention) a motion (by APHA, second by CECA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
  1. That paragraph 1.02(B), "Use Limitations," of the CPD text be amended to add "Bars" and "Nightclubs" to the list of prohibited uses, except as accessory uses.

**Case #5** Application BZA16-075 (Variance from §3333.255 to reduce perimeter yard setback to accommodate a paved access drive for a new assisted living facility)  
Aaron Underhill/Underhill & Hodge LLC *representing*  
Wesley Woods at New Albany LLC  
5738 N Hamilton Road, 43081 (PID 545-295304)

- *The Committee approved (16-0 w/ 1 abstention) a motion (by APHA, second by CECA) to **RECOMMEND APPROVAL** of the application.*

---

**Executive Session** **9:00 pm**

**Meeting Adjourned** **9:25 pm**



REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 216-028

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charles Fraas
of (COMPLETE ADDRESS) 250 Civic Center Drive, Suite 500, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Signature of Charles Fraas

Subscribed to me in my presence and before me this 3rd day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Signature of Helena Brus

My Commission Expires:

09-14-2016

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



Notary Public, State of Ohio
My Commission Expires 09-14-2016

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer